

II. JAMES MAGNUSON
Attorney at Law
1250 Northwood Center Court
P.O. Box 2288
Coeur d'Alene, Idaho 83816
Telephone: (208) 666-1596
Fax: (208) 666-1700

Attorney for C. Barry Zimmerman,
Chapter 7 Trustee

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF IDAHO

IN RE:

FRANK L. CHAPIN and
SYDNEY L. GUTIERREZ-CHAPIN,

Debtors.

CASE NO. 02-20218

AMENDED ORDER APPROVING
SALE

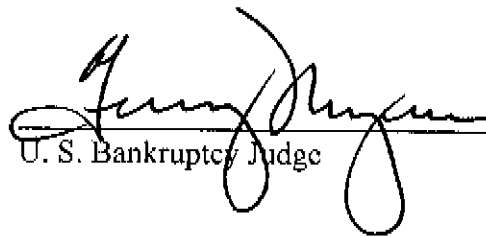
Trustee, having given notice of the sale of property consisting of approximately 20 acres of real property plus improvements located at 243 Dunromin Road, Priest River, Idaho, in Bonner County, Idaho, described in **Exhibit "A"** attached hereto, in which the bankruptcy estate thereof has an ownership interest, and good cause appearing, it is

ORDERED, ADJUDGED AND DECREED that the property identified above is hereby sold to William R. Podvin and Nadine M. Paulson, free and clear of all liens, claims, or encumbrances, except a lien for real estate taxes owing Bonner County, Idaho, with valid liens and interests attaching to the proceeds of said sale per the priorities established by the Bankruptcy Code or applicable state law.

IT IS FURTHER ORDERED that Trustee is authorized to close said sale pursuant to the Notice of Sale by Trustee.

IT IS FURTHER ORDERED that payment of a realtor commission in the amount of six percent (6%) of the \$126,700.00 sale price out of sales proceeds to Ruth McDonald, Broker for River Mountain Realty, L.L.C., is approved.

Dated this 6th day of July, 2004.



U. S. Bankruptcy Judge

Exhibit A

PARCEL 1:

The East half of the Northwest quarter of the Southwest quarter of Section 10, Township 55 North, Range 4 West, Boise Meridian, Bonner County, Idaho.

PARCEL 2:

TOGETHER WITH an easement for ingress, egress and utilities 60.00 feet wide over, under and across the existing road located in the North portion of the Southwest quarter of the Southwest quarter of said Section 10 from the County Road along the West line thereof.

ALSO TOGETHER WITH an easement 60 feet wide for ingress, egress and utilities and maintenance over, under and across the East 60 feet of the Southwest quarter of the Southwest quarter of said Section 10, lying North of the aforementioned road right of way.

Case: 02-20218 Form id: 122 Ntc Date: 07/07/2004 Off: 2 Page :
Total notices mailed: 4

Debtor Chapin, Frank L POB 781, Sandpoint, ID 83864
Aty Magnuson, H James POB 2288, Coeur d'Alene, ID 83814
Aty McCrea, Stephen B POB 1501, Coeur d'Alene, ID 83816-1501
United States Trustee, 304 N 8th St Rm 347, Boise, ID 83702

I hereby certify that a copy of the attached
document was mailed or hand delivered
to the named persons of this certificate
of mailing.

Dated:

Signed:

7/7/04
Ronda Buck